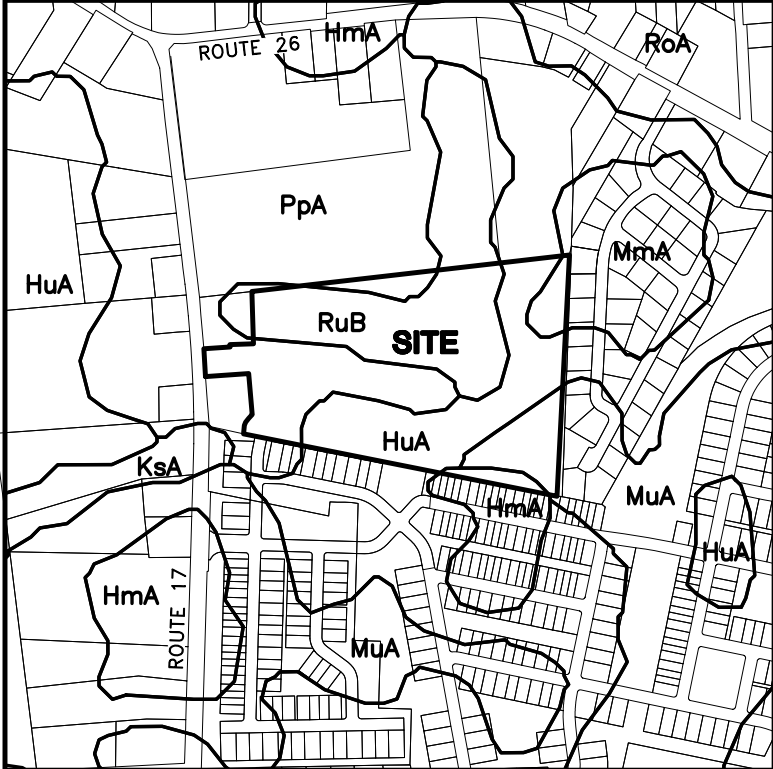


LOCATION MAP

1" = 2,000'



SOILS MAP

1" = 1200'

SOILS DATA

LABEL	SOIL NAME	TYPE
HmA	HAMMONTON LOAMY SAND, 0-2 PERCENT SLOPES	A
HuA	HURLUCK LOAMY SAND, 2-5 PERCENT SLOPES	A
MmA	MULLICA MUCKY SANDY LOAM, 0-2 PERCENT SLOPES	A
PpA	PEPPERBOX LOAMY SAND, 0-2 PERCENT SLOPES	A
RuB	RUNCINT LOAMY SAND, 2-5 PERCENT SLOPES	B

DATA COLUMN

TAX MAP ID: 134-12.00-370.00

DEED REF: D 4424/280

EXISTING ZONING: RPC

PROPOSED ZONING: RPC

EXISTING USE: AGRICULTURE

PROPOSED USE: RESIDENTIAL SUBDIVISION

PROPOSED CONSTRUCTION: WOOD/CONCRETE BLOCK

FLOOD HAZARD MAP: THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 10005C0495K, DATED MARCH 16, 2015. (FLOOD ZONE X)

WETLANDS: THE PROPERTY MAY CONTAIN FEDERALLY (404 NON-TIDAL) REGULATED WETLANDS.

SOURCE WATER PROTECTION: PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA. THE PROJECT IS NOT LOCATED WITHIN THE "EXCELLENT" GROUNDWATER RECHARGE AREA.

EXISTING SITE AREA: 24.534 ACRES

PROPOSED UNITS: 85 SINGLE FAMILY HOMES (RENTAL UNITS)

20 DUPLEX HOMES

32 TOWNHOMES

137 TOTAL UNITS

RPC SETBACKS:

FRONT 10'

REAR 15'

SIDE 8'

REQUIRED OPEN SPACE: 4.907 AC. (20% OF PROPERTY)

REQUIRED ACTIVE OPEN SPACE: 1.223 AC. (25% OF REQUIRED OPEN SPACE)

PROVIDED ACTIVE OPEN SPACE: 1.246 AC. +

EXISTING FORESTED ACREAGE 0.00 AC.

RPC - NUMBER OF DWELLING UNITS PERMITTED CALCULATION

TOTAL PROPOSED SITE AREA 24.534 AC.

ROADWAY AREAS -2.793 AC.

TOTAL NET AREA 21.741 AC.

PERMITTED UNITS CALCULATION

TOTAL NET AREA x 43560 / 5000

21.741 x 43560 / 5000 = 189 UNITS PERMITTED

NOT TO EXCEED 4.2 UNITS/ACRE = 153 UNITS PERMITTED

PROPOSED DENSITY = 5.58 UNITS/ACRE

PROPOSED MAXIMUM BUILDING HEIGHT: 42 FT. (3 STORIES)

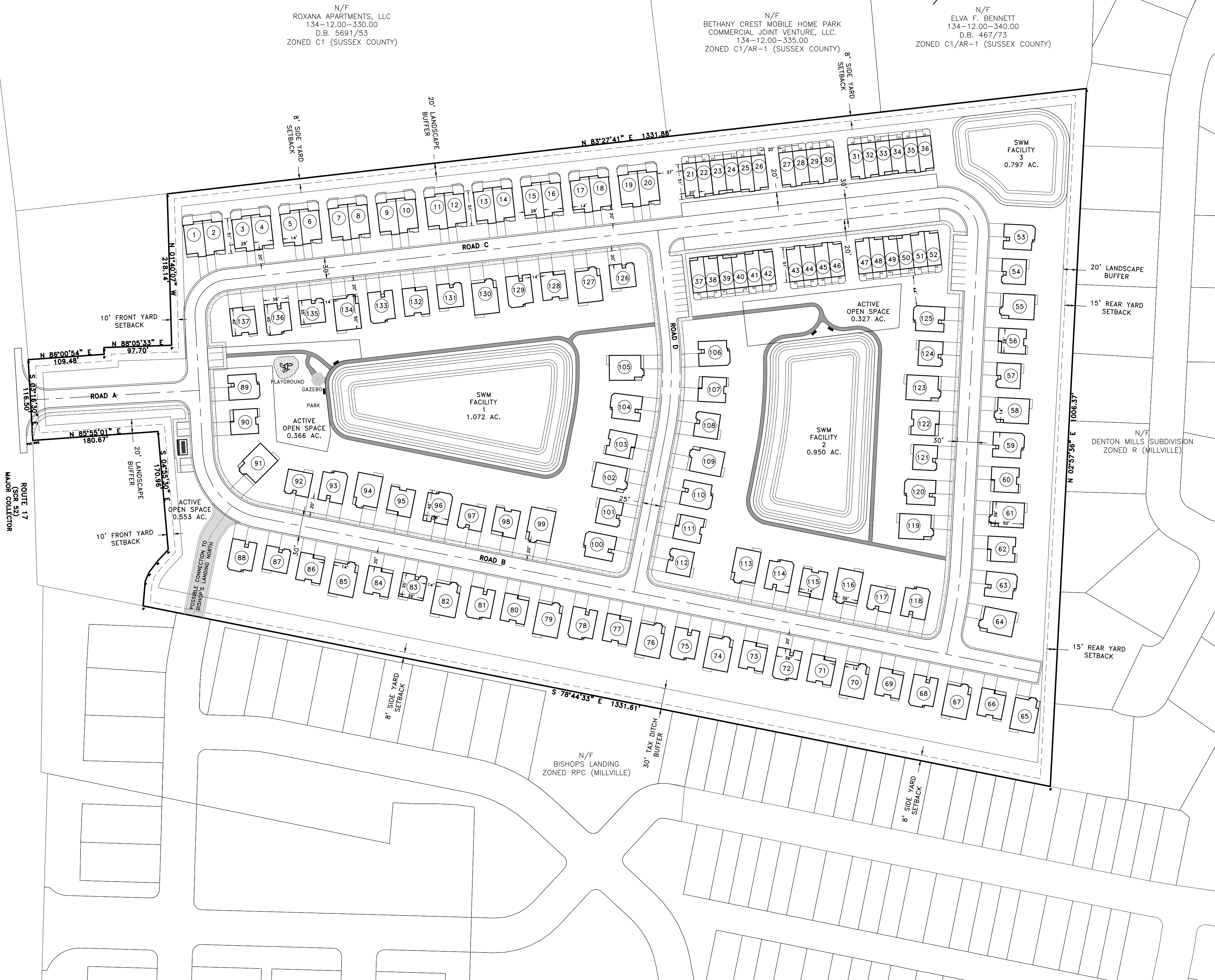
SANITARY SEWER: SUSSEX COUNTY-MILLVILLE SSD

WATER SUPPLY: TIDEWATER UTILITIES, INC.

DATUM

VERTICAL: NAVD 88

HORIZONTAL: NAD 83(DE STATE PLANE)



0 80' 160' 240'

ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
SUSSEX COUNTY, DELAWARE
EASTON, MARYLAND



CONCEPT PLAN

HOCKER PROPERTY RESIDENTIAL SUBDIVISION SUSSEX COUNTY, DELAWARE

Revisions:

Date: JUNE 2022

Scale: 1"=80'

Dwn.By: JMJ

Proj.No.: 818C063.A01

Dwg.No.: B